011.A	0004	0040.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	712,400	/	712,400
USE VALUE:	712,400	/	712,400
ASSESSED:	712,400	/	712,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	SEGURA DANIEL
Owner 2:	MCKILLOP ELIZABETH
Owner 3:	
Street 1:	40 PLEASANT ST #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KIMPEL CAROLYN M & -
Owner 2:	BLANCHETTE SCOTT M -
Street 1:	40 PLEASANT ST #2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Clapboard Exterior and 1655 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	712,400			712,400
Total Card	0.000	712,400			712,400
Total Parcel	0.000	712,400			712,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.45 | /Parcel: 430.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 290189

GIS Ref

GIS Ref

Insp Date 07/26/18

!15511!

PREVIOUS ASSESSMENT

Parcel ID 011.A-0004-0040.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	712,400	0	.		712,400		Year end	12/23/2021
2021	102	FV	691,600	0	.		691,600		Year End Roll	12/10/2020
2020	102	FV	681,200	0	.		681,200	681,200	Year End Roll	12/18/2019
2019	102	FV	607,000	0	.		607,000	607,000	Year End Roll	1/3/2019
2018	102	FV	537,000	0	.		537,000	537,000	Year End Roll	12/20/2017
2017	102	FV	489,600	0	.		489,600	489,600	Year End Roll	1/3/2017
2016	102	FV	387,600	0	.		387,600	387,600	Year End	1/4/2016
2015	102	FV	358,200	0	.		358,200	358,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:52:53

LAST REV

Date	Time
09/15/21	15:30:12
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15511

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIMPEL CAROLYN	78382-463	1	8/2/2021		710,000	No	No		
PERRY WESLEY D	61721-102		5/1/2013		432,000	No	No		
PERRY WESLEY D,	54325-357		2/24/2010	Convenience	1	No	No		
SCARPELLI GEORG	51308-217		6/13/2008		410,000	No	No		
SCIRE FRANK,	49470-183		5/18/2007		499,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2014	1389	Redo Bat	15,850					Add shower to exis
11/5/2007	1014	Sign	700					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	SQ Mailed	JO	Jenny O
7/26/2018	Measured	DGM	D Mann
4/28/2017	MEAS&NOTICE	HS	Hanne S
1/30/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	8798
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7935													G9			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	32.500000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.28444099
Const Adj.:	0.99989998
Adj $ / SQ:	391.715
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	875147
Depreciation:	162777
Depreciated Total:	712369

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	470.06
Special Features:	0	Val/Su Net:	430.45
Final Total:	712400	Val/Su SzAd	430.45

SKETCH

UnSketched SubAreas:
GLA: 1655,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,655	391.720	648,289

Net Sketched Area:	1,655	Total:	648,289

Size Ad	1655	Gross Area	1655	FinArea	1655

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

011.A-0004-0040.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	